

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, JANUARY 26, 2016  
1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JANUARY 26, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. SUBDIVISION DOCKET 121/15 – Request by 1100 PATTERSON, LLC to re-subdivide Lots Y-1 and Y-2 into Lots Y1-1 through Y1-32 and the creation of a public street, Square SP-1, Algiers Riverpoint Subdivision, Fifth Municipal District, bounded by Patterson Street, Thayer Street, Atlantic Avenue, and Abalon Court. The municipal address is 1100 PATTERSON STREET. (PD 12) (AB) (DEFERRED FROM THE JANUARY 12, 2016 CITY PLANNING COMMISSION MEETING)**
  
- 2. ZONING DOCKET 004/16 – Request by CONGREGATION OF THE MARIANITES OF THE HOLY CROSS for a Zoning Change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on the entirety of Square 358, in the Third Municipal District, bounded by Saint Claude Avenue, Congress, North Rampart and Gallier Streets. The municipal address is 3523 NORTH RAMPART STREET. (PD 7) (VM) (DEFERRED FROM THE JANUARY 26, 2016 CITY PLANNING COMMISSION MEETING)**

**B. NEW BUSINESS:**

3. **ZONING DOCKET 008/16** – Request by ELDRIDGE P. STEPHENS for a Zoning Change from an HU-B1 Historic Urban Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit the sale of alcoholic beverages in a retail store, on Square 1077, Lot C1, in the Third Municipal District, bounded by Desire, North Galvez, Piety and North Miro Streets. The municipal address is 3319 N GALVEZ STREET. (PD 7) **(SL)**
4. **ZONING DOCKET 009/16** – Request by CAJUN BROAD, LLC for a Conditional Use to permit a fast food restaurant with a drive-through facility in an HU-MU Neighborhood Mixed-Use District, on Square 363, Lots 16B or Pts. 15-16, 15 A, 14 or 14 Pt. 13, 13 and M, in the Second Municipal District, bounded by Bienville Avenue and North Broad, Iberville and North White Streets. The municipal addresses are 217-233 NORTH BROAD STREET AND 2706-2716 BIENVILLE AVENUE. (PD 4) **(TA)**
5. **ZONING DOCKET 010/16** – Request by HOUSING AUTHORITY OF NEW ORLEANS for an amendment to Ordinance No. 24,753 M.C.S. (Zoning Docket 117/11) to permit a primary educational facility within an MU-1 Medium-Intensity Mixed-Use District, on Square 2674, Lot 1-A and Square 2687, Lot 1B, in the Third Municipal District, bounded by Saint Bernard Avenue and Milton, Jumonville, Foy, Caton, and Duplessis Streets. The municipal addresses are 3815-4001 SAINT BERNARD AVENUE. (PD 4) **(REQUEST WITHDRAWN - APPLICATION WAS DETERMINED TO NOT BE REQUIRED)**
6. **ZONING DOCKET 011/16** – Request by JENNIFER K. BAGERT for a text amendment to Article 11 and Appendix A of the Comprehensive Zoning Ordinance to create the HU-RML Low Density Multi-Family Residential District and to specify the district’s consistency with the Master Plan’s Future Land Use Designations. **(LM)**
7. **SUBDIVISION DOCKET 147/15** – Request by RICE BUILDING, LLC to re-subdivide Lots 9 and 10 into Lot 9A, Square 6, in the Second Municipal District, bounded by Iberville, Clinton, North Peters and Bienville Streets. The municipal addresses are 227-233 NORTH PETERS STREET. (PD 1B) **(AB)**
8. **DESIGN REVIEW 134/15** – Request by ODDO OF MARIGNY, LLC for an amendment to an approved development plan in accordance with **Article 4, Section 4.5.F.2 Changes Approved by the City Planning Commission** of the Comprehensive Zoning Ordinance, on Square 273, Lots 1-5, 17-19, A, B, C, 15, 16, Front Pt. 14, and Rear Pt. 14, or Lots A, B, and C, and seven undesignated lots (Proposed Lot A1), in the Third Municipal District, bounded by Burgundy, Marigny, Mandeville, and North Rampart Streets. The municipal addresses are 2301-2329 BURGUNDY STREET. (PD 7) **(BD)**

9. **SHORT TERM RENTAL STUDY** – Request by City Council Motion M-15-391 for the City Planning Commission to conduct a public hearing and study on the regulation of Short Term Rentals in the City of New Orleans. The study considers amendments to the short term rental definition, limitations on the size of short term rentals, which districts short term rentals should be prohibited, conditional use, or permitted use, supplemental use standards, temporary use standards, national best practices, and considers changes to bed-and-breakfast regulations. (NK)

**C. OTHER BUSINESS:**

9. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SKK)

**OTHER PLANNING MATTERS:**

- A. Adoption of minutes of the January 12, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk